

|   |                    |
|---|--------------------|
| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address<br><br>LEONARD PEÑA (State Bar No. 192898)<br>PEÑA & SOMA, APC<br>lpena@penalaw.com<br>402 South Marengo Ave., Suite B<br>Pasadena, California 91101<br>Telephone (626)396-4000<br>Facsimile (626)498-8875<br><br><input type="checkbox"/> Individual appearing without attorney<br><input checked="" type="checkbox"/> Attorney for: Amy L. Goldman, Chapte 7 Trustee | FOR COURT USE ONLY |
|---|--------------------|

|   |  |
|---|--|
| <b>UNITED STATES BANKRUPTCY COURT<br/>CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b> |  |
| In re:<br><br>JOSEPH WANAMAKER<br><br>Debtor(s).  | CASE NO.: 1:20-bk-10026 VK<br>CHAPTER: 7<br><br><b>NOTICE OF SALE OF ESTATE PROPERTY</b> |

|  |                      |
|--|----------------------|
| <b>Sale Date:</b> 09/23/2021                                       | <b>Time:</b> 1:30 pm |
| <b>Location:</b> 21041 Burbank Boulevard, Woodland Hills, CA 91367 |                      |

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 09/09/2021

**Description of property to be sold:**

The real property located at 4070 Wilkinson Ave., Studio City, Ca 91604 (the "Property").

**Terms and conditions of sale:**

Property purchased "as is" without and representations or warranties of any kind;  
Broker's Commissions: Five percent (5%).

**Proposed sale price:** \$ 3,055,000.00

**Overbid procedure (if any):**

See overbidding procedures attached hereto as Exhibit "1".

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Hearing Date:

Date: September 23, 2021

Time: 1:30 p.m.

Ctrm: 301

Place: 21041 Burbank Boulevard, Woodland Hills, CA 91367

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

LEONARD PEÑA (State Bar No. 192898)

PEÑA & SOMA, APC

lpena@penalaw.com

402 South Marengo Ave., Suite B

Pasadena, California 91101

Telephone (626)396-4000

Facsimile (626)498-8875

Date: 09/01/2021

**EXHIBIT "1"**

**OVERBIDDING PROCEDURE**

(1) any person interested in submitting an overbid on the Property must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of \$20,000.00 above the Purchase Price, with each additional bid in increments of \$5,000.00; (3) overbidders (except for the Purchasers) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Amy L. Goldman, Chapter 7 Trustee," in the amount of \$111,650.00 which equals the Purchasers' original deposit of \$91,650.00 plus the initial overbid of \$20,000.00 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee, at least 2 calendar days prior to the hearing on the Motion; (4) overbidders must purchase the Property on the same terms and conditions as the Purchasers; (5) the Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 30 calendar days of entry of an order confirming the sale; and (6) in the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder. Notwithstanding the foregoing, Trustee may in her discretion accept overbids from parties presented at the hearing if she determines the above conditions as to proof of funds showing an ability to close are satisfied.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

402 South Marengo Ave., Suite B  
Pasadena, California 91101

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 09/01/2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below: Service information continued on attached page



**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 09/01/2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Hon. Victoria S. Kaufman  
United States Bankruptcy Court  
21041 Burbank Boulevard, Suite 354  
Woodland Hills, CA 91367



Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 09/01/2021, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.



Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

09/01/2021  
Date

JULIE SOMA  
Printed Name

/S/ JULIE SOMA  
Signature

**ELECTRONIC NOTICE**

Shraddha Bharatia on behalf of Interested Party Courtesy NEF notices@becket-lee.com

Brett B Curlee on behalf of Creditor The Affiliati Network, Inc. brett.curlee@thecurleelawfirm.com

Brett B Curlee on behalf of Creditor Sanjay Palta brett.curlee@thecurleelawfirm.com

Sean C Ferry on behalf of Creditor WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2017-3

sferry@raslg.com, sferry@ecf.courtdrive.com

Sean C Ferry on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not  
individually but as trustee for Pretium Mortgage Acquisition Trust

sferry@raslg.com, sferry@ecf.courtdrive.com

Amy L Goldman (TR) marisol.jaramillo@lewisbrisbois.com,  
AGoldman@iq7technology.com;ecf.alert+Goldman@titlexi.com

Katie E Hankard on behalf of Creditor American Express National Bank c/o Zwicker & Associates, P.C.

bknotices@zwickerpc.com, bknotices@zwickerpc.com

Stella A Havkin on behalf of Creditor The Affiliati Network, Inc.

stella@havkinandshrago.com, havkinlaw@earthlink.net;r49306@notify.bestcase.com

Stella A Havkin on behalf of Creditor Sanjay Palta

stella@havkinandshrago.com, havkinlaw@earthlink.net;r49306@notify.bestcase.com

David Brian Lally on behalf of Attorney Christine Naud davidlallylaw@gmail.com

David Brian Lally on behalf of Attorney David Lally davidlallylaw@gmail.com

Peter M Lively on behalf of Debtor Joseph Wanamaker PeterMLively2000@yahoo.com

Leonard Pena on behalf of Trustee Amy L Goldman (TR) lpena@penalaw.com,  
penasomaecf@gmail.com;penalr72746@notify.bestcase.com

David P Reiner on behalf of Creditor Reiner & Reiner PA dpr@reinerslaw.com,  
eservice@reinerslaw.com

Valerie Smith on behalf of Interested Party Courtesy NEF claims@recoverycorp.com

United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov

Label Matrix for local noticing  
0973-1

Case 1:20-bk-10026-VK  
Central District of California  
San Fernando Valley  
Wed Sep 1 11:48:38 PDT 2021

SLBiggs  
10960 Wilshire Boulevard  
7th Floor  
Los Angeles, CA 90024-3710

San Fernando Valley Division  
21041 Burbank Blvd,  
Woodland Hills, CA 91367-6606

Above All Offers  
400 E. Second Avenue, #101  
Eugene, OR 97401-2452

Afni, Inc.  
c/o Becket and Lee LLP  
PO Box 3001  
Malvern PA 19355-0701

American Express Corporate  
World Financial Center  
200 Vesey Street  
New York, NY 10285-1000

American Express National Bank, AENB  
c/o Zwicker and Associates, P.C.  
Attorneys/Agents for Creditor  
P.O. Box 9043  
Andover, MA 01810-0943

Bank of America  
P.O. Box 15220  
Wilmington, DE 19886-5220

Bank of America, N.A.  
PO BOX 31785  
TAMPA, FL 33631-3785

Bridge Funding  
5860 Ridge Way Center Parkway, #102  
Memphis, TN 38120-4005

American Express National Bank c/o Zwicker &  
Main Document Page 7 of 11  
80 Minuteman Road  
P.O. Box 9043  
Andover, MA 01810-0943

The Affiliati Network, Inc.  
c/o Ruben Socarras  
327 Plaza Real Boulevard  
Suite 217  
Boca Raton, FL 33432-3944

AT&T  
4331 Communications Dr., Flr 4W  
Dallas, TX 75211-1300

Adam M. Foslid, Esq.  
Sun Trust International Center  
One SE Third Avenue, Suite 1820  
Miami, FL 33131-1704

All-Safe Pool Covers  
648 N. Eckhoff Street  
Orange, CA 92868-1004

American Express Everyday Preferred  
World Financial Center  
200 Vesey Street  
New York, NY 10285-1000

American Express Plum Card  
World Financial Center  
200 Vesey Street  
New York, NY 10285-1000

Bank of America Visa  
Att: Bankruptcy Dept.  
P.O. Box 9000  
Getzville, NY 14068-9000

Barclays Bank Delaware Mastercard  
125 South West Street  
Wilmington, DE 19801-5014

California Dept. of Tax and Fee Administrati  
Collections Support Bureau, MIC: 55  
PO Box 942879  
Sacramento, CA 94279-0055

Reiner & Reiner PA  
9100 South Dadeland Blvd  
Suite 901  
Miami, FL 33156-7815

Wilmington Savings Fund Society, FSB, d/b/a  
c/o Robertson, Anschutz & Schneid, LLP  
350 10th Avenue, Suite 1000  
San Diego, CA 92101-8705

Above All Offers  
400 E. Second Avenue  
Eugene, OR 97401-2452

Affirm.com  
650 California Street  
San Francisco, CA 94108-2702

American Express Business Platinum  
World Financial Center  
200 Vesey Street  
New York, NY 10285-1000

American Express National Bank  
c/o Becket and Lee LLP  
PO Box 3001  
Malvern PA 19355-0701

Bank of America  
Att: Bankruptcy Department  
P.O. Box 9000  
Getzville, NY 14068-9000

Bank of America, N.A.  
P O Box 982284  
El Paso, TX 79998-2284

(p)DSNB MACY S  
CITIBANK  
1000 TECHNOLOGY DRIVE MS 777  
O FALLON MO 63368-2222

Capital One Bank (USA), N.A.  
by American InfoSource as agent  
PO Box 71083  
Charlotte, NC 28272-1083

Capital One Neiman Marcus  
P.O. Box 30285  
Salt Lake City, UT 84130-0285

Capital One Sparks Visa  
Main Document Page 8 of 11  
P.O. Box 30285  
Salt Lake City, UT 84130-0285

Capital One Venture Card Visa  
P.O. Box 30285  
Salt Lake City, UT 84130-0285

Chane Socarras, PPLC  
327 Plaza Real  
Suite 217  
Boca Raton, FL 33432-3944

Charge Back Hero/Cartel Media Group, LLC  
16192 Coastal Highway  
Lewes, DE 19958-3608

Chase Bank Sapphire Reserve Visa  
P.O. Box 15298  
Wilmington, DE 19850-5298

(p)JPMORGAN CHASE BANK N A  
BANKRUPTCY MAIL INTAKE TEAM  
700 KANSAS LANE FLOOR 01  
MONROE LA 71203-4774

Citibank  
701 E. 60th Street N.  
P.O. Box 6034  
Sioux Falls, SD 57117-6034

Citibank Citibusiness Platinum Select  
P.O. Box 6500  
Sioux Falls, SD 57117-6500

Citibank Diamond Preferred Visa  
701 E. 60th Street N.  
P.O. Box 6034  
Sioux Falls, SD 57117-6034

Citibank Exxon Mobil  
701 E. 60th Street N.  
P.O. Box 6034  
Sioux Falls, SD 57117-6034

Citibank, N.A.  
5800 S Corporate Pl  
Sioux Falls, SD 57108-5027

Citizens One Bank  
P.O. Box 2360  
Seattle, WA 98103

Comenity Bank Restoration Hardware  
Bankruptcy Department  
P.O. Box 182125  
Columbus, OH 43218-2125

Comenity Bank Barney's New York  
P.O. Box 182125  
Columbus, OH 43218-2125

Comenity Bank Orbitz Visa  
P.O. Box 182125  
Columbus, OH 43218-2125

Comenity Bank West Elm Visa  
Bankruptcy Department  
P.O. Box 182125  
Columbus, OH 43218-2125

Comenity Bank Williams Sonoma Visa  
Bankruptcy Department  
P.O. Box 182125  
Columbus, OH 43218-2125

Department Stores National Bank  
c/o Quantum3 Group LLC  
PO Box 657  
Kirkland, WA 98083-0657

Discover Bank  
Discover Products Inc  
PO Box 3025  
New Albany Ohio 43054-3025

(p)DISCOVER FINANCIAL SERVICES LLC  
PO BOX 3025  
NEW ALBANY OH 43054-3025

E3 CMFA PACE Program  
P.O. Box 31001-2793  
Pasadena, CA 91110-0001

Fitrweusa, Inc.  
1714 W Magnolia Blvd  
Burbank, CA 91506-1840

Franchise Tax Board  
PO Box 2952  
Sacramento, CA 95812-2952

GN Trading LLC  
1225 Ave. Juan Ponce de Leon  
PH #5-735  
San Juan, PR 00907

Greenberg & Traurig, LLC  
333 SE Second Avenue, #4400  
Miami, FL 33131-3238

Intermountain Nutrition  
1851 W. Utah Avenue  
Payson, UT 84651

Intermountain Nutrition  
701 S. 100 East  
Provo, UT 84606-6160

Internal Revenue Service  
PO Box 7346  
Philadelphia, PA 19101-7346

Israel S. Weinstein  
68-15 Main Street  
2nd Floor  
Flushing, NY 11367-1310

JPMorgan Chase Bank, N.A.  
s/b/m/t Chase Bank USA, N.A.  
c/o National Bankruptcy Services, LLC  
P.O. Box 9013  
Addison, Texas 75001-9013

JPMorgan Chase Bank, N.A.  
s/b/m/t Chase Bank USA, N.A.  
c/o Robertson, Anschutz & Schneid, P.L.  
6409 Congress Avenue, Suite 100  
Boca Raton, FL 33487-2853

Jacques Chen  
2029 Century Park East, #400  
Los Angeles, CA 90067-2905

LADWP  
PO BOX 51111  
Los Angeles, CA 90051-5700

Lima Pool Service  
POB 2394  
North Hills, CA 91393-2394

(p)LOS ANGELES COUNTY TREASURER AND TAX COLLE  
ATTN BANKRUPTCY UNIT  
PO BOX 54110  
LOS ANGELES CA 90054-0110

Mila M. Boyd  
605 E. McLoughlin Blvd.  
Vancouver, WA 98663-3358

Moe Greene  
Queens Funding LLC  
1530 Coleman Street  
Brooklyn, NY 11234-3509

Nordstroms  
P.O. Box 79139  
Phoenix, AZ 85062-9139

Onyx Media Enterprises  
4800 N. Scottsdale Road, #1050  
Scottsdale, AZ 85251-7630

Paradigm Media, LLC  
6501 E. Greenway Road, #103  
Scottsdale, AZ 85254-2070

Patrick Merrigan  
6731 Laurelton Ave  
Garden Grove, CA 92845-1416

Paula Scott  
1840 Meagan Drive  
Lasalle, ON, Canada N9J3K7,

Pay Pal Credit  
P.O. Box 960006  
Orlando, FL 32896-0006

Pelekan Partners, Inc.  
5200 Warner Avenue, #203  
Huntington Beach, CA 92649-6039

Philip M. Horowitz  
600 Massachusetts Avenue NW  
Washington, DC 20001-5358

Porsche Financial Services  
One Porsche Drive  
Atlanta, GA 30354-1654

Quantum3 Group LLC as agent for  
Comenity Bank  
PO Box 788  
Kirkland, WA 98083-0788

Quantum3 Group LLC as agent for  
Comenity Capital Bank  
PO Box 788  
Kirkland, WA 98083-0788

Queens Funding, LLC  
1530 Coleman Street  
Brooklyn, NY 11234-3509

Reiner & Reiner  
One Dattran Center  
9100 S. Dadeland Boulevard, #901  
Miami, FL 33156-7815

Resurgent Receivables, LLC  
Resurgent Capital Services  
PO Box 10587  
Greenville, SC 29603-0587

Robin Kim, Esq.  
Pinnacle Law Group  
3500 W. Olive Ave., #300  
Burbank, CA 91505-4628

Ron Thomas  
8722 Ashcroft  
Los Angeles, CA 90048-1802

Sanjay Palta  
c/o The Affiliati Network, Inc.  
1521 Alton Road, #160  
Miami Beach, FL 33139-3301

Sequoia Financial Services  
28632 Roadside Drive  
Suite 110  
Agoura Hills, CA 91301-6074

Shell Point Mortgage  
75 Beattie Place, #300  
Greenville, SC 29601-2138

Ship Plus Logistics, Inc.  
22500 Jeffrey Mark Court, Unit 5  
Chatsworth, CA 91311-0172

Shipplus Logistics  
14081 Yorba  
Suite 214  
Tustin, CA 92780-2011

State Farm Bank  
P.O. Box 23025  
Columbus, GA 31902-3025

State Farm Bank  
c/o Becket and Lee LLP  
PO Box 3001  
Malvern PA 19355-0701

Steel River, LLP  
760 NW Ninth Avenue, #3000  
Portland, OR 97205

Stumphauzeer Foslid Sloman Ross & Kolaya  
2 S. Biscayne Street, #2550  
Miami, FL 33131-1806

Synchrony Bank 76 Gasoline  
Att: Bankruptcy Dept.  
P.O. Box 965061  
Orlando, FL 32896-5061

Synchrony Bank 76 Gasoline  
Bankruptcy Department  
PO Box 965061  
Orlando, FL 32896-5061

Synchrony Bank Amazon  
Att: Bankruptcy Dept.  
P.O. Box 965061  
Orlando, FL 32896-5061

Synchrony Bank Lowes  
Att: Bankruptcy Dept.  
P.O. Box 965061  
Orlando, FL 32896-5061

Synchrony Bank Marvel Mastercard  
Att: Bankruptcy Dept.  
P.O. Box 965061  
Orlando, FL 32896-5061

Techcel  
10808 S. Riverfront Parkway, #333  
South Jordan, UT 84095-6103

The Affiliati Network, Inc.  
1521 Alton Road  
9550 warner avenue  
250  
Miami Beach, FL 33139

The Affiliati Network, Inc.  
1521 Alton Road  
Miami Beach, FL 33139-3301

UR Media Group, Inc.  
1714 W Magnolia Blvd  
Burbank, CA 91506-1840

USA Dietary Supplements, Inc.  
1/14 W Magnolia Blvd  
Burbank, CA 91502

United States Trustee (SV)  
915 Wilshire Blvd, Suite 1850  
Los Angeles, CA 90017-3560

Venable, LLP  
750 E. Pratt Street, #900  
Baltimore, MD 21202-3157

Wells Fargo Bank, N.A.  
PO Box 10438, MAC F8235-02F  
Des Moines, IA 50306-0438

Wells Fargo Card Services  
P.O. Box 51193  
Los Angeles, CA 90051-5493

(p)AMY L GOLDMAN TR  
633 W 5TH STREET SUITE 4000  
LOS ANGELES CA 90071-2074

Christine Naud  
c/o David B. Lally, Esq.  
P.O. Box 355  
Wilmington, NY 12997-0355

David Lally  
P.O. Box 355  
Wilmington, NY 12997-0355

Joseph Wanamaker  
10063 Riverside Dr #2656  
Toluca Lake, CA 91610-7037

Peter M Lively  
The Law Offices of Peter M Lively  
11268 Washington Blvd Ste 203  
Culver City, CA 90230-4647

Sanjay Palta  
c/o Ruben Socarras  
327 Plaza Real Boulevard  
Suite 217  
Boca Raton, FL 33432-3944

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified  
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Bloomingdales  
Department Stores National Bank  
701 E. 60th Street N.  
Sioux Falls, SD 57104

Chase Ink Card  
P.O. Box 15145  
Wilmington, DE 19850

Discover Financial Services  
P.O. Box 30943  
Salt Lake City, UT 84130

Case 1:20-bk-10026-VK  
Los Angeles County Tax Collector  
PO Box 54110  
Los Angeles, CA 90054

Doc 235 Filed 09/01/21 Entered 09/01/21 13:11:17 Desc  
Main Document Page 11 of 11  
(d) Macy's  
Department Stores National Bank  
701 E 60th St. N.  
Sioux Falls, SD 57104

Amy L Goldman (TR)  
633 W 5th Street, Suite 4000  
Los Angeles, CA 90071

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Coldwell Banker Realty

(u)Courtesy NEF

(u)SLBIGGS

(u)WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT

(d)Comenity Bank Restoration Hardware  
Bankruptcy Department  
PO Box 182125  
Columbus, OH 43218-2125

(d)GN Trading LLC  
1225 Ave. Juan Ponce de Leon  
PH #5-735  
San Juan, PR 00907

End of Label Matrix  
Mailable recipients 112  
Bypassed recipients 6  
Total 118